Karen Johnson Davidson County
Batch# 1164973 DEEDQC
08/01/2024 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058536

Certificate of Authenticity

I, Kimberly McNab, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/1/2024.

Date

Kimberly McNab

Affiant Signature

8-1-2024

Date

State of TN

County of Wilson

Sworn to and subscribed before me this 1 day of Aug, 2024.

Hannah T

Notary's Signature

My Commission Expires: 3/6/2026

Date

Notary's Seal (if on paper)

HANNAH TRINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:
Kimberly McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Reference Number: _____

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Rachel McNab and Prashanth Pandurangaiah, a married couple, for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto Rachel McNab, an individual, all the rights, title, interest and claim in or to the following described real estate located in Davidson County, City of Hermitage, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 955 on the Plan of Hermitage Hills, Section Eight, of record in Book 3600, Page 24, Register's Office, Davidson County, Tennessee.

Said Lot No. 955 fronts 80 feet on the westerly margin of Bonnavue Drive and runs back between lines, 163.95 feet on the northerly line, and 179.75 feet on the broker southerly line to dead line in the rear, measuring 72.0 feet thereon.

This is improved property, known as 217 Bonnavue Drive, Hermitage, TN 37076.

Being the same property conveyed to Rachel McNab and Prashanth Pandurangaiah, a married couple, by Quitclaim Deed from Norman Alan McNab and wife, Kimberly W. McNab, a married couple, by virtue of a deed dated June 1, 2021, at Instrument Number 20210614-0079646, Register of Deeds, County of Davison, state of Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

IN TESTIMONY THEREOF I have executed this instrument this 31st day of July, 2024.

Rachel McNab, Grantor

Prashanth Pandurangaiah, Grantor

Address of New Owner:
Rachel McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Send Tax Bills to:
Rachel McNab
1062 Oakhall Drive
Mount Juliet, TN 37122

Map and Parcel:
07509016100

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RACHEL MCNAB and PRASHANTH PANDURANGAIAH to me known to be the persons described in and who executed the foregoing, and acknowledged that they executed the same as their free act and deed.

I certify under PENALTY OF PERJURY under the laws of the state of Montana that the forgoing paragraph is true and correct.
This notarial act was an online notarization.
WITNESS my hand and Notarial Seal at office this 31st day of July, 2024.

SUSAN TAYLOR
NOTARY PUBLIC for
State of Montana
Residing at Kalispell, Montana
My Commission Expires
November 4, 2027

Susan Taylor
Notary Public
My commission expires: 11/04/2027

This notarial act was performed using communication technology - OnlineNotary.us

RACHEL NICOLE MCNAB & PRASHANTH PANDURANGAIAH declared at the time of this notarization that they were located in St, Albans, England

STATE OF Montana
COUNTY OF Flathead

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount with the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:

Name: Rachel McNab
Address: 1062 Oakhall Drive
Mount Juliet, TN 37122

Rachel McNab
Rachel McNab, Grantee

State of Montana } ss
County of Flathead
This notarial act was an online notarization.
Subscribed and sworn to before me this 31st day of July, 2024.

Susan Taylor
Notary Public:
My Commission expires: 11/04/2027

SUSAN TAYLOR
NOTARY PUBLIC for
State of Montana
Residing at Kalispell, Montana
My Commission Expires
November 4, 2027

This notarial act was performed using communication technology - OnlineNotary.us

RACHEL NICOLE MCNAB declared at the time of this notarization that they were located in St, Albans, England